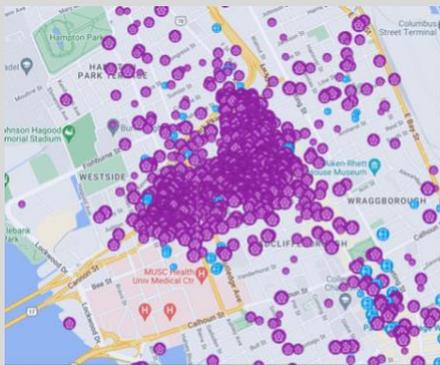


SOUTH CAROLINA: AIRBNB'S NEGATIVE IMPACT ON HOUSING

Studies Show Airbnb & Short-Term Rentals Deplete Housing & Raise Rent Pricing

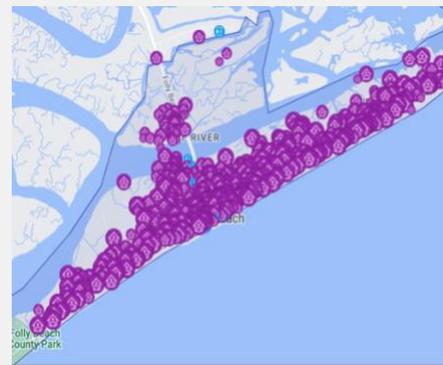
These Airbnb hotspots boast a combined total of nearly 25,000 active rentals across South Carolina. The growing trend of commercial investors buying up residential homes to convert properties into short-term rentals on Airbnb is harming communities as neighbors are replaced with a revolving door of strangers. Through the proliferation of short-term rentals in communities and popular vacation destinations across South Carolina, commercial Airbnb operators are increasing the cost to rent or buy a home by taking large swaths of potential housing off the market for local residents.

AIRBNBS TAKING OVER NEIGHBORHOODS ACROSS SOUTH CAROLINA



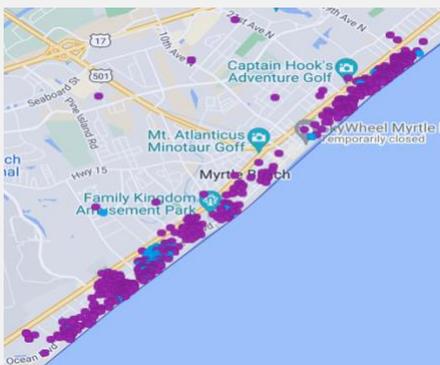
Charleston

*64% of Airbnbs are now commercially operated – **up 21%** since 2020 – taking **2,227 homes** off the market.*



Folly Beach

*78% of Airbnbs are now commercially operated – **up 16%** since 2020 – taking **876 homes** off the market.*



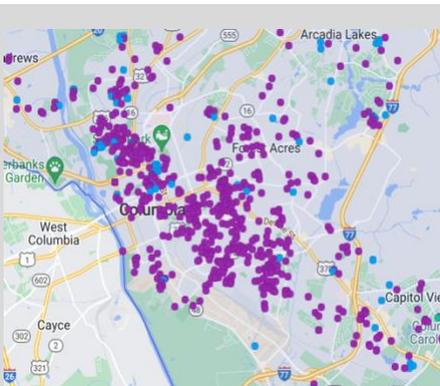
Myrtle Beach

*71% of Airbnbs are now commercially operated – **up 58%** since 2020 – taking **8,851 homes** off the market.*



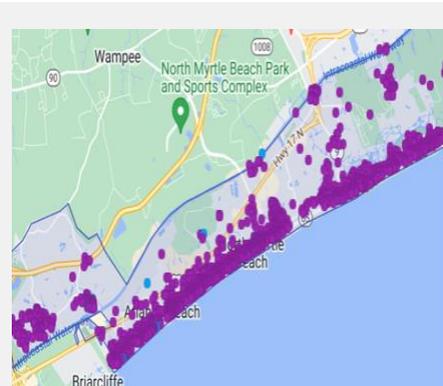
Hilton Head Island

*74% of Airbnbs are now commercially operated – **up 39%** since 2020 – taking **6,779 homes** off the market.*



Columbia

*62% of Airbnbs are now commercially operated – **up 64%** since 2020 – taking **902 homes** off the market.*



North Myrtle Beach

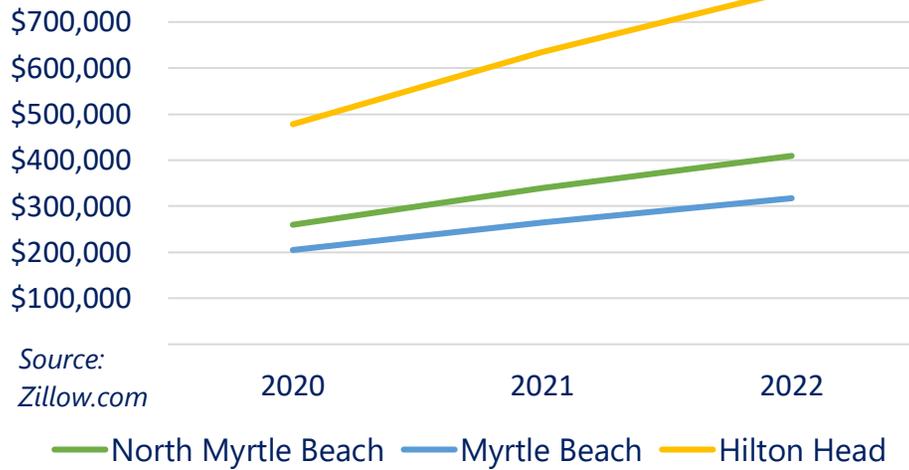
*70% of Airbnbs are now commercially operated – **up 68%** since 2020 – taking **5,089 homes** off the market.*

Commercial Airbnb Investors Targeting Communities Across South Carolina

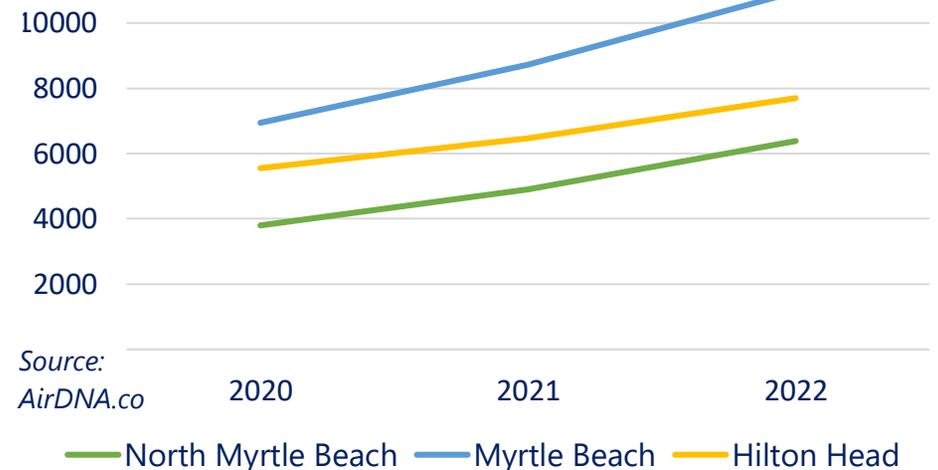
More short-term rentals mean less affordable housing options for workers and puts owning a home out of reach for many South Carolinians.

Below is data from *Zillow.com* and *AirDNA.co* on average home values for South Carolina and top markets experiencing an influx of short-term rentals. Converting a residential home into an Airbnb vacation rental reduces the housing supply and increases the cost to rent or own a home for local residents. High demand and insufficient supply of housing continues to increase prices. While South Carolina home values have remained relatively stable over the years, the proliferation of short-term rentals in key markets has dramatically exacerbated costs.

Average Home Value By Market



of Short-Term Rentals By Market



South Carolina's average home value increased from \$196,935 in 2019 to \$301,659 in 2022 – up 53% over a three-year period.

"The loss of affordable housing on the island is not new. For more than a decade, service and entry-level workers have found fewer options that fit their budgets **as long-term rentals have been sold and converted to short-term**. But the scale and scope of eviction notices on doors at Chimney Cove last week sent shock waves across Hilton Head." (*Post and Courier*, 08/30/22)

"**People and companies with larger bankrolls can outbid first-time homebuyers**, people on fixed incomes and people in blue-collar jobs. An already tight real estate market is amplified when these people have to try and outspend a company not even located in Greenville. **What is better for the health of Greenville neighborhoods – a family living in a home or a weekly rotation of bachelor parties?**" (*Greenville Journal*, 10/11/22)

"One element of managing short-term rentals that's becoming more difficult, municipal staffers said, is understanding the impact of the rentals on the mix of housing and the availability of housing in their cities. **Short-term rentals are 'no longer the lightning-rod issue...'** Rather, **affordable housing has become 'one of the most pressing issues.'**" (*Post and Courier*, 01/30/22)

SOUTH CAROLINA: Short-term rentals making our neighborhoods less safe, bringing out-of-control parties, violence and even criminal activities.

Violence, reckless behavior, out-of-control parties, and robberies are threatening safety throughout South Carolina.



AIRBNBS IMPACTING NEIGHBORHOODS ACROSS SOUTH CAROLINA

Charleston: Four Injured In A Shooting On Cannon Street During A Party Early Sunday

"Charleston Police are looking for the suspects who shot four people in a shooting on Cannon Street early Sunday morning during a party at a short-term rental." ([WCIV](#), 05/17/20)

Isle of Palms: Airbnb Guest Threw Party That Trashed Island Home

"In a federal lawsuit filed this week, Scott Shaw said the party left his home smelling of a mixture of marijuana, cigarettes, beer and vomit. Blood and vomit were found on the walls, towels and bedding, the lawsuit says." ([Associated Press](#), 01/24/20)

Rock Hill: Rock Hill Limits Short-Term Rentals After Community Pushback

"The majority of people prefer to have peace and serenity in their single-family neighborhood," said Zachary Zapack, resident of the Seventeen Acres neighborhood who led community protests." ([Post and Courier](#), 12/12/22)

Charleston: More Than 1,000 Illegal Short-Term Rentals Operating In Charleston

"We had a very big uptick in complaints of transient people coming through the neighborhoods not knowing who they are on a regular basis," Dan Riccio, director of livability and tourism in Charleston, said." ([WCSC](#), 12/16/22)

Greenville: Some Neighbors Raise Concerns Over Rising Number of Short-Term Rentals

"If the minority of the guests are causing issues and you have one Airbnb, it's not as big an issue. All of sudden, you have five or six in your neighborhood, and you have the minority causing issues in each one of them." ([WYFF](#), 12/9/22)

Hilton Head: Hilton Head Is Trying To Get Its Short-Term Rental Situation Under Control

"We used to talk about tourists," said John McCann at a Town Council strategic planning workshop... "It's not the tourists. It's the short-term rental community that's taken over the island... It's dictating who we are." ([Post and Courier](#), 09/10/22)

Columbia: Richland County Could Evict Short-Term Rentals From Residential Areas

"[Councilman Bill Malinowski] said constituents have raised concerns about short-term renters partying, skinny dipping and listening to vulgar music next to homes with young children." ([Post and Courier](#), 11/15/22)

Myrtle Beach: Residents Concerned That Short-Term Rentals Lead To 'Fraternity Central'

"Whenever you start to have these nightly renters come in, they are of all sorts, you know? You don't know what they are bringing in. It doesn't make you feel as safe as you once felt because you knew all your neighbors." ([WMBE](#), 08/15/18)

FAIL

SOUTH CAROLINA SHOULD LEARN FROM ARIZONA'S MISTAKE

Striking local oversight of vacation rentals created major neighborhood impacts and loss of housing for Arizona residents. Arizona had to repeal most of the law in 2022 due to weakened safety and depleted housing.



'They killed our city': Locals feel helpless as vacation rentals overrun Sedona, Arizona

Airbnb takes over 20% of housing in one Arizona city

Resident, business leaders speak out

inman

A small town in Arizona has been overrun with short-term rentals

Residents and state legislators in Sedona are debating how to reclaim the 20% of housing now used as Airbnb rentals

THE ARIZONA REPUBLIC

Ducey says Arizona lawmakers will revisit laws on short-term rentals after outcry in Sedona

UNREGULATED VACATION RENTALS ARE WREAKING HAVOC IN ARIZONA AFTER LEGISLATORS PASSED A SIMILAR BILL BEING CONSIDERED NOW IN SOUTH CAROLINA

STATE LAWMAKERS CAN'T FIX THE MESS THEY CREATED WITH AIRBNB, VBRO RENTALS: "It's unsettling to see new folks coming in and out of the house next door or down the street, many of whom are out-of-towners in a partying or boisterous mood. The home-sharing law envisioned in 2016 has evolved into big business — homes bought by out-of-state investors and converted into vacation rentals are commonplace. Residents feel cheated." ([Arizona Republic](#), 11/25/19)

REPUBLICAN STATE REPRESENTATIVE: "THEY KILLED OUR CITY": LOCALS FEEL HELPLESS AS VACATION RENTALS OVERRUN SEDONA, ARIZONA: "We never anticipated that somebody would go into a neighborhood, purchase a home and turn it into a mini-hotel." – State Rep. Bob Thorpe - R ([Arizona Republic](#), 1/25/19)

"UNREGULATED SHORT-TERM RENTALS LEAD TO HOUSING SHORTAGES AND NEIGHBORHOOD DISRUPTION": "Short-term rentals, listed on sites like Airbnb and VRBO, have exploded in the Valley over the last decade. That's great for tourists or business travelers, but the unfettered growth of Airbnb homes also exacerbates housing shortages and encourages nuisance-prone party homes. Local regulations could potentially keep such unintended consequences at bay, but Arizona Legislature passed law making that impossible." ([Phoenix News Times](#), 1/17/20)

REPUBLICAN AZ GOVERNOR DUCEY: "TIME FOR CHANGE IN VACATION RENTAL LAW": "Ducey conceded that the 2016 law may be being used in ways that were not intended and have been 'disruptive.' And that, he said, may include the practice of real estate speculators buying up homes in neighborhoods for the sole purpose of turning them into short-term rentals." ([Arizona Capitol Times](#), 8/23/19)

CHAMBER OF COMMERCE PRESIDENT: AZ BILL DEPLETING WORKFORCE HOUSING FOR SMALL BUSINESS EMPLOYEES: "Affordable housing is already in limited supply and I believe this law virtually eliminates Sedona's chance to mitigate this issue. Also, with this new legislation, the city of Sedona virtually loses its ability to manage visitor capacity and makes it even harder to balance tourism and quality of life for our residents." - Sedona Chamber of Commerce President & CEO Jennifer Wesselhof ([Wrangler News](#), 8/7/19)

20% OF SEDONA'S HOUSING INVENTORY IS BEING USED AS VACATION RENTALS: "Airbnb vacation rentals took over one city in Arizona, frustrating its citizens and causing business leaders to speak out...But now, Sedona is learning what happens when short-term rentals are not limited. One state law forces cities to allow Airbnb-type rentals, and limits regulations cities can impose." ([Housingwire](#), 8/21/19)

TEMPE VICE MAYOR: UNRESTRICTED STRS THREATEN CHARACTER OF NEIGHBORHOODS AND INCREASED RENT: "Cities enact zoning regulations to separate businesses from residential neighborhoods and maintain a high quality of life. Unrestrained vacation rentals lead to conversions of homes to boarding houses, increased rent, and noise issues. All these unintended consequences of state law serve to endanger the sense of community in our neighborhoods." - Lauren Kubly, Vice Mayor of Tempe, AZ ([KTAR News](#), 9/15/19)

**SOUTH CAROLINA CAN'T AFFORD TO MAKE A SIMILAR MISTAKE LIKE ARIZONA:
Contact your legislator and tell them to oppose H.B. 3253**

SOUTH CAROLINA IS CONSIDERING SIMILAR DEVASTATING LEGISLATION ARIZONA JUST REPEALED

Arizona Legislators Enacted A State Preemption Bill For Short-Term Rentals In 2016. The Impact Was Devastating.

ARIZONA LAW ENABLED COMMERCIAL AIRBNBS TO TAKE OVER COMMUNITIES

ABC 15 – ARIZONA: “Arizona’s state legislation blocked local governments from regulating short-term rentals. The bill also allowed investors to buy homes and property and turn them into short-term rental properties. **In Sedona, 30 percent of homes are now short-term rentals. Nearly 70 percent of short-term rentals are owned by LLC’s or people who do not live in Sedona. Sedona relies on long-term rental housing for people who work there.**”

(ABC 15-ARIZONA: [Sedona Community Asks Legislature To Change State's Short Term Rental Laws](#), 1/10/20)



IN 2022, ARIZONA REPEALED MOST OF THE LAW AND IS CONSIDERING MORE LEGISLATION TO FIX THE DAMAGE CAUSED TO NEIGHBORHOODS

CHAMBER OF COMMERCE PRESIDENT SAID VACATION RENTAL BILL HURT SMALL BUSINESS: “Chamber officials reported receiving complaints from business owners fearing the lack of availability of affordable housing is driving away workers. Like the city officials, Sedona Chamber of Commerce President and CEO Jennifer Wesselhoff said early last year that her concern is not only affordable housing but potential impacts on visitor capacity. **‘Affordable housing is already in limited supply and I believe this law virtually eliminates Sedona’s chance to mitigate this issue.’**”

(Wrangler News: [Airbnb-Type Lodging Again Focus Of Complaints](#), 8/7/19)

ARIZONA’S REPUBLICAN-CONTROLLED LEGISLATURE SCRAMBLED TO FIX

"We never anticipated that somebody would go into a neighborhood, purchase a home and turn it into a mini-hotel." –**Rep. Bob Thorpe (R-Flagstaff)**

([Arizona Republic](#), 7/26/19)

"People are coming in buying up property and turning them into party houses. Party houses are destroying neighborhoods." –**Rep. Jay Lawrence (R-Scottsdale)**

([Arizona Republic](#), 3/8/19)

"I'm a conservative. I'm big on property rights. But if I'm next to one of these houses, I've got property rights, too."

–**Rep. John Kavanagh (R-Fountain Hills)**

([Arizona Republic](#), 3/28/19)



Survey: Most SC Voters Concerned about Negative Short-Term Rental Impact

Large majorities of South Carolina residents are concerned about the negative impact of short-term rentals in their communities, according to a new survey conducted by Morning Consult on behalf of the Alliance for Stronger Communities.

77% of South Carolina voters believe it is important for local officials to actively monitor short-term rental properties to deter criminal activity in residential areas.

54% of South Carolina voters agree that the presence of short-term rental properties in residential communities is harmful to a neighborhood's sense of community.

67% of South Carolina voters agree that the presence of commercial short-term rental properties in residential communities raises concerns about neighborhood safety.

Among the top concerns about short-term rental properties...

- ⇒ **65%** of voters are concerned about noise disturbances.
- ⇒ **59%** of voters are concerned about party houses.
- ⇒ **53%** of voters are concerned about trash or litter issues.
- ⇒ **51%** of voters are concerned about damage to property.

73% agree that lawmakers should prioritize the interests of homeowners and renters in residential areas above those of out-of-state commercial investors.

57% agree that the presence of short-term rental properties in residential communities can lower the value of surrounding properties.

57% agree that the presence of short-term rental properties in residential communities would deter them from buying or renting in a certain neighborhood.

72% think that active oversight is important to ensure short-term rental owners and companies pay their fair share of taxes.

71% of South Carolina voters support preserving local control of short-term rentals.

64% of voters agree that residential areas should be inhabited by people who intend to live there for more than a few days.

***Morning Consult Survey Methodology:** This poll was conducted between March 11-18, 2023, among a sample of 599 registered voters from South Carolina. Interviews were conducted online and weighted to approximate a sample of South Carolina RVs based on age, gender, education, and 2020 presidential vote choice. Results from the full survey have a margin of error of plus or minus 4 percentage points.*

DON'T LET AIRBNB TURN SOUTH CAROLINA INTO CALIFORNIA 2.0

Woke San Francisco-Based Airbnb Uses Big Government to Evade State and Local Laws While Propping up Big Government Candidates in South Carolina

Airbnb's top lobbyists and influencers are all part of the same revolving door of corruption in Washington, D.C., working for the nation's most radical liberal organizations and politicians.



Ron Klain
Airbnb Chief
Legal Officer

Former Biden Chief of Staff



Jay Carney
Airbnb Global Head of
Policy & Communications

Former Obama Press Secretary



Chris Lehane
Airbnb SVP of Policy
& Communications

*Former Clinton Oppo Researcher
Former Head of Tom Steyer's NextGen
Attacking GOP Candidates*



Janaye Ingram
Airbnb Director of Community
Partner Programs & Engagement

*Former Head of the Women's March
Former Exec. Director, Rev. Al
Sharpton's National Action Network*



\$11M

Spent Against South Carolina Republicans

Airbnb's communications firm supports the nation's most radical liberals. Bully Pulpit contracted work with a half dozen PACs to influence South Carolina elections, spending more than \$11 million in 2020 alone.



"Here's a story most people don't know. Airbnb hands over U.S. user data to the [Chinese Communist Party] CCP. Now that's a U.S.-owned company!"

-Vivek Ramaswamy

*(NBC News GOP
Presidential Primary Debate,*

11/8/23)

"Airbnb made a conscious decision to discriminate against the Jewish people and as Governor I have an obligation to oppose policies that unfairly target the world's only Jewish State and our greatest ally in the Middle East."

-Gov. Ron DeSantis

(Twitter, 1/29/19)

"Nike, Airbnb, Coke and other corporate sponsors still have time to condemn Chinese communist genocide before the Olympics and show the world that they care about human rights."

-Gov. Nikki Haley

(Twitter, 1/18/22)